



Lawnhurst Avenue, Manchester, M23

Asking Price: £535,000

Leasehold

Lawnhurst Avenue, Baguley, Manchester, M23

This impressive four-bedroom detached home on Lawnhurst Avenue, is offered to the market with no onward chain. The property provides spacious and versatile living, ideally positioned for convenience with excellent access to the Metrolink, major motorway networks, Wythenshawe Hospital, and Manchester Airport.

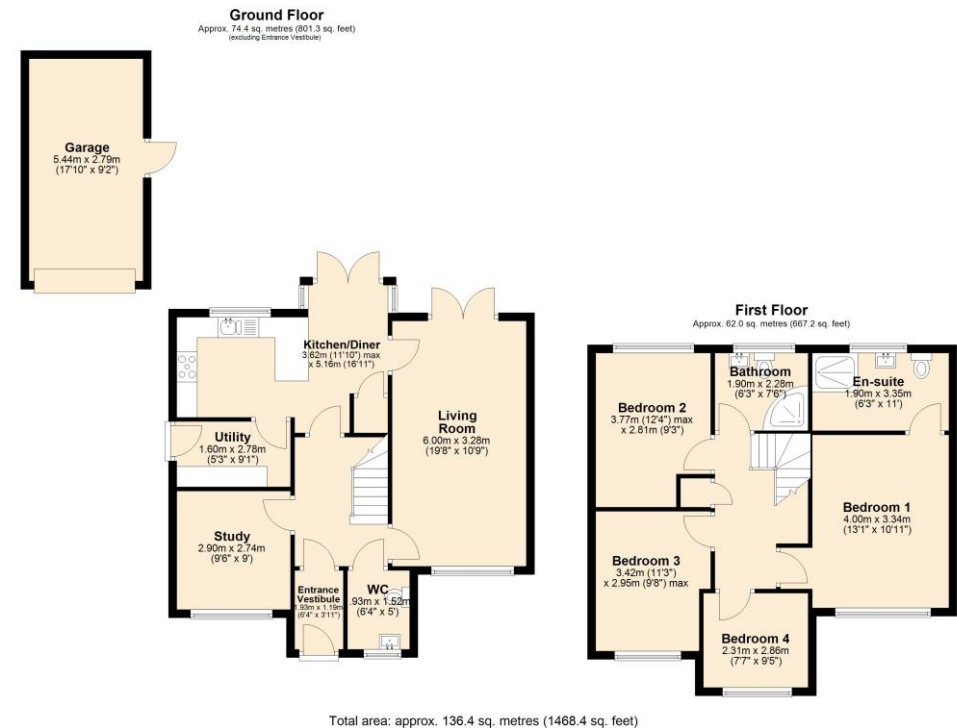
To the front of the property, a generously wide driveway provides ample off-road parking for several vehicles and leads to a detached garage featuring an up-and-over door. The home also benefits from solar panels, an automatic watering system for both the front and rear gardens, and CCTV for added security.

Upon entering, you are welcomed into a bright entrance hallway. To the right of the front door is a spacious downstairs WC. The main living and dining room stretches the full length of the property, creating a superb open and airy space, complete with French doors opening onto the rear garden.

The kitchen diner is accessed from both the hallway and the living room and is fitted with a range of base and eye-level units along with integral appliances. There is ample space for a dining table and chairs, and French doors provide direct access to the garden. Additional ground floor features include an under-stairs storage cupboard, a separate utility room with space for a fridge freezer, washing machine and dryer, housing the boiler, and offering a door to the side elevation. A dedicated study completes the ground floor, ideal for home working.

Upstairs, the landing provides access to a partially boarded loft and an airing cupboard. There are four well-proportioned bedrooms, including a main bedroom benefitting from fitted wardrobes and a generous en-suite bathroom, complete with WC, wash hand basin set within a vanity unit, and a walk-in shower. Both the en-suite and the main family bathroom feature fully tiled floors with underfloor supplementary heating. The main family bathroom is fitted with a modern three-piece suite.

Externally, the rear garden has been designed for low maintenance, fully paved with Indian Stone, and offers a pleasant outdoor space for relaxing or entertaining. There is side access to the garage, which is equipped with power and lighting, as well as an outdoor water tap for added convenience.



- Leasehold
- 999 years from 1 January 2005
- Ground rent £200pa
- EPC Grade TBC
- Council Tax Band E





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Disclaimer

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